

High Quality Grade "A" Office

Lugano, Lakeview Campus, Lakeview Drive, Sherwood Park, Nottinghamshire, NG15 0ED

Viewing
Recommended

246 sq m (2,655 sq ft)

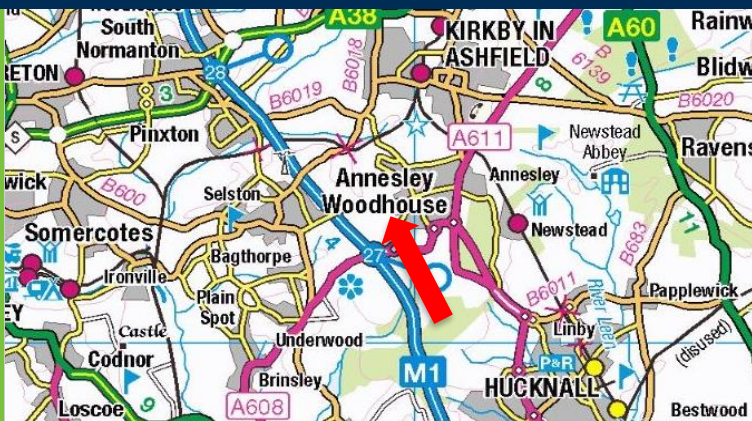
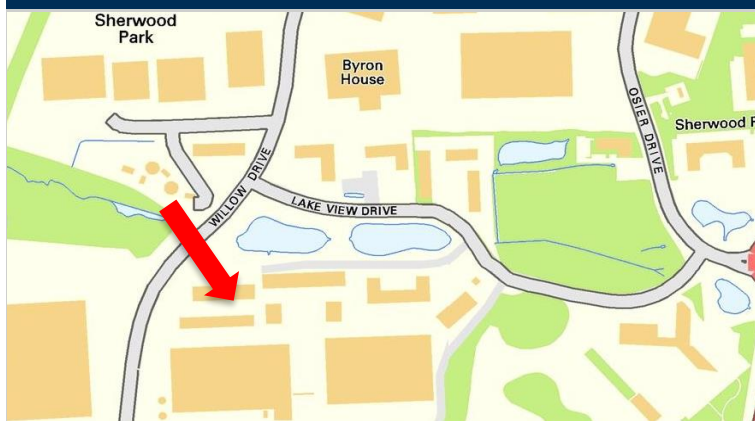
- Superb motorway access (J27/M1)
- 2.85m floor to ceiling height
- Grade "A" specification
- 10 car parking spaces

TO LET



NG Chartered Surveyors
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NG
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Location

Lugano is one of five office premises that together form the Lakeview Campus on Sherwood Park, with other occupiers including DHL, White Young Green and a Government Organisation.

The property enjoys a peaceful situation overlooking an ornamental lake and lawns, yet is less than 1 mile from J27 of the M1 motorway and is thus readily accessible to Nottingham and the wider geographic region.

The Property

The premises comprise a ground floor suite of open plan Grade 'A' office accommodation off a central service core, with the following features:

- 125mm full access raised floors
- 2.85m clear floor to ceiling height
- Suspended ceilings with LG3 lighting

Accommodation

Measured on a net internal basis, the premises provide the following approximate floor areas:

	sq m	sq ft
Total NIA	246	2,655

Services

Mains connections to electricity, water and sewerage are connected to the premises. It is heated and cooled by ceiling-mounted air conditioning cassettes.

Town and County Planning

The property has consent for use as an office within Class B1 of the Town & Country Planning (Use Classes) Order 1987.

EPC

The property has an EPC rating of 'C' (a score of 52), which is a strong indication that the property should have low operational running costs for any occupier.

Business Rates

Description:	Offices & premises
Rateable Value:	TBC
Period:	2019/2020

Terms

The property is available on an internal repairing and insuring lease for a minimum term of 3 years at a rental of **£27,000 per annum**.

Service Charge

There is a service charge levied in respect of the maintenance and upkeep of the structure and common parts of the Lugano building and the wide Lakeview development. Further information is available upon request.

VAT

VAT will be applicable on all outgoings.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transaction.

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.

Subject to contract

Viewing: By prior appointment with the joint sole agents:



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